

# **TOWN OF DAVIE**

## **TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Site Plan, SP 2-1-03 Camelot Estates, Nathan Chamberlain, Dream Homes of Davie, LLC, 3900 Joan's Way/Generally located on the north side of SW 42 Court at SW 105 Avenue.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** SP 2-1-03 Camelot Estates, 3900 Joan's Way (A-1)

**REPORT IN BRIEF:** The applicant requests site plan approval for the 21.945 acres (955,939 square feet) site, generally located on the north side of SW 42 Court at SW 105 Avenue. The proposal is for nineteen (19) custom luxury homes, entrance features, landscaping, and parking. The entry feature is a trellis mounted on steel columns with a stone finish. The guard house is done in the Florida vernacular style covered in yellow hardie plank siding and has a gray standing seam metal roof; there is no guard gate. At this time, the applicant is requesting approval of the elevations for the entry feature, guard house, and the home for Lot #17. All homes are proposed to be custom built, and each will be brought before the Site Plan Committee for approval.

**PREVIOUS ACTIONS:** None.

**CONCURRENCES:** At the June 10, 2003, Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations; subject to excluding the "spec house" from the site plan and from the approval; subject to the buffer on the west side being approved by "Water Management" and remain unchanged; subject to the "tree relocation plan" being accommodated with staff; and subject to a pedestrian access way at SW 40 Street and continuing along the west boundary down to Orange Drive (Motion carried 4-0).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

**Attachment(s):** Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

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**Applicant Information**

**Owner/Agent:**

**Name:** Nathan Chamberlain  
Dream Homes of Davie, LLC  
**Address:** 3900 Joan's Way  
**City:** Davie, FL 33328  
**Phone:** (954) 295-4959

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**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Site plan approval for Camelot Estates.

**Address/Location:** 3900 Joan's Way/Generally located on the north side of SW 42 Court at SW 105 Avenue.

**Future Land Use Plan Map Designation:** Residential (1 DU/AC)

**Zoning:** A-1, Agricultural District

**Existing Use:** 2 detached single family units and multiple barns

**Proposed Use:** Nineteen (19) detached single family units

**Parcel Size:** 21.945 acres (955,939 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Land Use Plan Designation:</u></b>
<b>North:</b>	Long Lake Ranches	Residential (1 DU/AC)
<b>South:</b>	Camelot Farm (Unrecorded Plat)	Residential (1 DU/AC)
<b>East:</b>	Royal Palm Trail Royal Palm Estates	Residential (1 DU/AC)
<b>West:</b>	Mystique	Residential (1 DU/AC)

**Surrounding Zoning:**

**North:** AG, Agricultural District  
**South:** A-1, Agricultural District  
**East:** R-1, Estate Dwelling District  
**West:** A-1, Agricultural District

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**Zoning History**

**Previous Requests on same property:** The plat, P 9-1-95 P & J Estates, was approved by Town Council on December 20, 1995, with a note restricting the plat to 4 detached single family units (2 existing, 2 proposed), 6 existing stables and 2 existing storage buildings.) The plat was subsequently recorded in Plat Book 161, Page 23, of the official records of Broward County.

The delegation request, DG 6-2-02 P & J Estates, changing the restrictive note to allow 21 detached single family units, was approved by Town Council on August 21, 2002.

The special permit, SE 5-1-03 Camelot Estates, in order to fill 43,600 cubic yards of the site, has been submitted concurrently with this site plan approval request.

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**Application Details**

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 21.945 acres (955,939 square feet) site, generally located on the north side of SW 42 Court at SW 105 Avenue. The proposal is for nineteen (19) custom luxury homes, entrance features, landscaping, and parking. The entry feature is a trellis mounted on steel columns with a stone finish. The guard house is done in the Florida vernacular style covered in yellow hardie plank siding and has a gray standing seam metal roof; there is no guard gate.
2. *Building:* At this time, the applicant is requesting approval of the elevations for the entry feature, guard house, and the home for Lot #17. All homes are proposed to be custom built, and each will be brought before the Site Plan Committee for approval. The home is two (2) stories with a three (3) car side loaded garage. The entry elevation has a circular brick paver driveway with a trellis that connects to the entry tower. The color scheme reflects a base color of Anjou Pear, Crisp Linen accents, Copper entry tower, and Spanish S tile roof.
3. *Access and Parking:* Access is provided via a 50' opening on the southern boundary of the site that connects to SW 105 Avenue. The road is private and has a 5' sidewalk on each side, with two (2) 20' wide brick paver strips for traffic calming. A 10' recreation connection to the cul-de-sac on SW 40 Street is also provided. All homes will be required to have a two (2) car garage and double driveway to fulfill the parking requirement.

4. *Landscaping:* There is no required open space for the overall site. Each lot is allowed a maximum of 40% building coverage. The landscape plan shows that both sides of the road are proposed to be planted with Live Oak. The external side of the road is enhanced with a continuous Red Tip Cocoplum hedge, Firebush, and Cabbage Palm. The entrance feature has a Date Palm, Royal Palm, Orange Bird of Paradise, Golden Dewdrop Duranta, and Wax Privet.
5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.

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### **Significant Development Review Agency Comments**

All agency comments have been satisfied.

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### **Applicable Codes and Ordinances**

The effective code of ordinance governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### **Staff Analysis/Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances. It is noted that the elevations of each dwelling will be brought before the Site Plan Committee for approval.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration.

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### **Site Plan Committee Recommendation**

At the June 10, 2003, Site Plan Committee meeting, Ms. Aitken made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations; subject to excluding the "spec house" from the site plan and from the approval; subject to the buffer on the west side being approved by "Water Management" and remain unchanged; subject to the "tree relocation plan" being accommodated with staff; and subject to a pedestrian access way at SW 40 Street and continuing along the west boundary down to Orange Drive (Motion carried 4-0).

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### **Town Council Action**

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#### **Exhibits**

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_





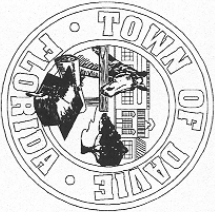


Date Flown:  
12/31/00



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Planning & Zoning Division - GIS



# **SITE PLAN** **SP 2-1-03** **Zoning and Aerial Map**

Date Prepared: 3/10/03  
Prepared By: ILD